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**Comprehensive Planning &
Transportation Committee**
March 3, 2014

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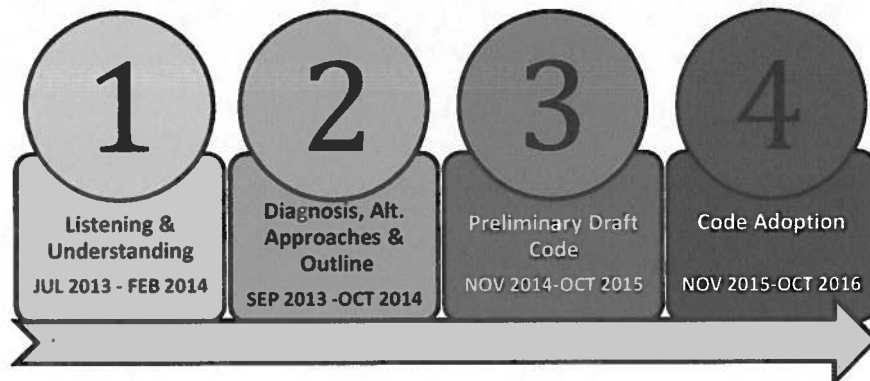

Overview of Presentation

- Why Revise the Code?
- Process and Schedule
- Listening and Understanding
  - Summary of Outreach Efforts to Date
  - Neighborhood Plan Analysis
  - Community Character Analysis
- Upcoming Work Products

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Why Revise the Code?

- Last comprehensive revision in 1984, amended hundreds of times

- Complexity of Code convolutes the permitting and approval process for all parties

- Austin area growing by 110 people a day

- Tool for implementing Imagine Austin

- Not just a better Code but a better City

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Code Revision: Four-Step Process

1	2	3	4
Listening & Understanding	Diagnosis, Alt. Approaches & Outline	Preliminary Draft Code	Code Adoption
JUL 2013 - FEB 2014	SEP 2013 -OCT 2014	NOV 2014-OCT 2015	NOV 2015-OCT 2016

Listening & Understanding
Outreach Efforts

Conducted interviews with over **100 stakeholders**

Held **4 Listening Sessions** and **3 Community Character Workshops**

Presented to over **40 community groups**

Direct contact with over **150 community organizations**

Ambassador program

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Stakeholder Interviews

- Accessible Housing Austin
- ADAPT of Texas
- AIA Austin
- AIDS Services of Austin
- Allandale Neighborhood Association
- Armbrust & Brown
- Asian American Cultural Center
- Austin Board of Realtors
- Austin Creative Alliance
- Austin Independent Business Alliance
- Austin Interfaith
- Austin Neighborhoods Council
- Austin Park Foundation
- Austin Permit Service
- Austin Revitalization Authority
- Austin-Travis County Health and Human Services Department
- Ballet Austin
- Big Red Dog
- Blackland Neighborhood
- Boot Camp U Austin
- Capital City African American Chamber of Commerce
- CapMetro
- Cis Myers, Drive-thru restaurants
- Code Advisory Group, Chris Bradford
- Code Advisory Group, Dave Sullivan

- Code Advisory Group, Jeff Jack
- Code Advisory Group, Jim Duncan
- Code Advisory Group, Mandy De Mayo
- Code Advisory Group, Melissa Neslund
- Code Advisory Group, Stephen Delgado
- Code Advisory Group, Will Herring
- Community Action Network (CAN)
- Congress for New Urbanism
- Mayor Lee Leffingwell
- Mayor Pro Tem Sheryl Cole
- Council Member Bill Spelman
- Council Member Chris Riley
- Council Member Kathie Tovo
- Council Member Laura Morrison
- Council Member Mike Martinez
- Davis Chapel
- Downtown Austin Alliance
- Endeavor Real Estate
- Foundation Communities
- Gracywoods Neighborhood Association
- Greater Austin Chamber of Commerce
- Green Doors
- Guadalupe Neighborhood Development Corporation
- Hill Country Conservancy
- Historical Homeowner
- Homebuilders Association

- HousingWorks
- Jackson Walker
- Latinitas
- Legend Oaks Neighborhood Association
- Longaro & Clark
- Meals on Wheels and More
- Metcalfe-Williams
- Momark Development
- Montopolis Community Alliance
- Northwest Austin Coalition
- Planning Commission, Dave Anderson, Chair
- Preservation Austin
- PSW Real Estate
- Real Estate Council of Austin
- Save Our Springs
- Sierra Club
- Take Back the Trail
- Torchy's Tacos
- U.S. Hispanic Contractors Association
- Ultra Investments Inc.
- Urban Design Group
- Walnut Creek Neighborhood
- Weitzman Group
- Winstead

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Small Group Meetings

- American Institute of Architects, Austin
- Congress for New Urbanism, Central Texas
- American Society of Landscape Architects, Austin
- Austin Board of Realtors
- Austin Executive Association
- Austin Neighborhoods Council
- Austin Neighborhoods Council, Executive Committee
- Austin Neighborhoods Council, Central Sector
- Austin Neighborhoods Council, East Sector
- Capital City African American Chamber - Entrepreneurial Cmte
- Capital City African American Chamber - Governmental Affairs Cmte
- Chestnut Neighborhood Plan Contact Team
- Community Advancement Network (CAN)
- Community Housing Development Organization (CHDO)
- Dawson Neighborhood Association
- Downtown Austin Neighborhood Association (DANA)
- East Cesar Chavez Neighborhood Planning Team
- Greater Austin Asian Chamber
- Hancock Neighborhood Association
- Hill Country Conservancy
- Homebuilders Association
- Leadership Austin
- Neighborhood Plan Contact Teams
- North Austin Civic Association (NACA)
- North Shoal Creek Neighborhood Association
- Northwest Austin Coalition
- Oak Hill Neighborhood Plan Contact Team
- Pedestrian Advisory Council
- Ridgetop Neighborhood
- Southwood Neighborhood Association
- Stanberry & Associates Realtors
- TEDx 2.0
- University Hills Neighborhood Association
- Urban Land Institute Value Add Committee

denotes multiple meetings

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News Media

- Calendar Listings
  - Community Impact
  - Austin Chronicle
  - Austin Business Journal
  - Austin360.com

- News Coverage
  - The Austin Chronicle
  - Austin Business Journal
  - Oak Hill Gazette
  - KVUE
  - Austin American-Statesman
  - Community Impact

Social/Digital Media

- Blogs
- Twitter
- Facebook
- SpeakUpAustin

- Website: austintexas.gov/CodeNEXT
- Join the discussion online: SpeakUpAustin.org
- facebook.com/ImagineAustin
- twitter.com/ImagineAustin

To Date, Hundreds of Austinites, Thousands of Comments

What people **Like** about the places they live:
- Parks and natural areas
- Neighborhood character and diversity

What people **Dislike** about the places they live:
- Traffic, lack of transit options
- Lack of neighborhood businesses
- Increased cost of living and impact of rapid growth

Input about **Biggest Issues** to address:
- Streamline, simplify, and eliminate Code conflicts
- Mobility, affordability, density, and diversity of housing
- Protection of neighborhood character and parks and open space

Listening & Understanding Neighborhood Plans

- Neighborhood Plans are a foundation of the Code
- CodeNEXT team reviewed adopted Neighborhood Plan and summarized:
  - Goals and Themes
  - Land Uses
- Presented and distributed summaries to Neighborhood Plan Contact Teams and requested feedback

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Listening & Understanding Neighborhood Plan: Goals

- Goals for each Neighborhood Plan compiled

- Each goal assigned one or more themes

- Frequency of themes per Plan and across all Plans

Neighborhood Plan Goals

Goal	Themes
[Sample Neighborhood Plan]	
01. Promote a variety of housing options for a mixture of different incomes.	• Affordability; • Diversity
02. Encourage opportunities to address compatibility between different residential, commercial and industrial uses.	• Compatible Land Uses
03. Increase enforcement and assistance for poorly maintained properties.	• Enforcement
04. Insure adequate pedestrian safety and access to major destinations such as schools, shopping centers and parks.	• Public Safety
05. Insure adequate transit connections throughout the neighborhood.	• Connectivity
06. Maintain roadways and alleys for safe and efficient travel for pedestrians, bicycles, transit and autos.	• Complete Streets; • Transit
07. Preserve the neighborhood's historical and cultural character.	• Preserve Historic Character

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Listening &Understanding
Neighborhood Plans: Land Uses

- Reviewed zoning ordinances for all Neighborhood Plans

- For each zoning category identified Conditional and Prohibited Uses

- Looking for patterns

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Listening & Understanding
Neighborhood Plans

- Common issues across Neighborhood Plans
- Issues specific to individual neighborhoods
- Helps us understand approaches that could be used across multiple neighborhood areas
- Helps develop a code that is appropriate for different types of places
- Plans will also be used to craft regulations and map zones in 2015-2016

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Community Character Analysis

Mapping of physical characteristics

- Streets & transportation
- Buildings
- Zoning
- Future Land Use

Community Character Analysis

Photo documentation
- Residential character
- Commercial character

Community Character Analysis

- Supplements adopted Neighborhood Plans, which cover less than half of city limits
- Helps Consultant team understand Austin's diverse neighborhoods
- Understand distinct qualities of individual neighborhoods
- Understand common qualities among neighborhoods

Community Character in a Box

- 15 areas documented by CodeNEXT team
- Asking community to assist with photo documentation and asset mapping
- Over 150 groups have asked to participate
- Goal is to document entire city
- Process continues through end of 2014

Upcoming Work Products

1. Listening to the Community Report: Spring 2014
2. Comm. Character Manual (1st Draft): Spring 2014
3. Code Diagnosis: Summer 2014
4. Code Approach Alternatives: Fall 2014
5. Annotated Outline: Fall 2014
6. Drafting of the Code: 2015/2016

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Listening to the Community Report

- Summary of outreach efforts
- Major themes that emerged
- Concerns and questions expressed
- Integrated into Code Approach Alternatives and Annotated Outline

Community Character Manual

- Compilation of photo documentation and analysis maps
- Living document to be augmented throughout 2014
- Informs drafting of Code by helping identify appropriate regulations for range of neighborhoods
- Asset mapping will assist with applying the new Code on the ground

Code Diagnosis

- Summarizes major issues identified by public, staff, and consulting team
- Defines basis for revising Code
- Does not recommend direction for new Code
- Findings will help define Alternative Approaches and Annotated Outline

Code Approach Alternatives and Annotated Outline

- 3 approaches to reorganization and rewriting of Code
- Outline will provide general understanding of organization
- Approach selected by Council will establish general direction for new Code
- Specific content of new Code will not be spelled out

Summary of Process and Schedule

- Community Character Analysis extends to end of 2014
- Schedule has been adjusted to provide more review time
- Opportunities for public, CAG, board & commission and Council input provided at each step
- Code writing doesn't begin till Council selects approach

Concerns We've Heard

- Neighborhood Plans are being replaced
- Single-Family zoning districts are going away
- The City is promoting "density at any cost"
- Inadequate opportunities are being provided for public input
- Slow the process down

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Effects of Delay

- Loss of momentum
- Impact on budget
- Likely delay of 6 months or more
- Current Council is familiar with Code and Imagine Austin
- New Council will have ample opportunity to affect new Code during writing and adoption
- Delay perpetuates problems with current Code

Questions

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